

**CITY OF BOULDER  
TRANSPORTATION ADVISORY BOARD  
AGENDA ITEM**

**MEETING DATE:** April 11, 2016

Staff briefing and TAB discussion regarding the Transportation Impact Fee Update
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<p><b>PRESENTERS:</b> Michael Gardner-Sweeney, Director of Public Works for Transportation Kathleen Bracke, GO Boulder Manager Chris Hagelin, Senior Transportation Planner</p>
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**I. EXECUTIVE SUMMARY**

The purpose of this item is to share the latest information with the Transportation Advisory Board (TAB) regarding the city's transportation related development impact fee study. This study is part of a broader, multi-departmental initiative analyzing development related fees and excise taxes for capital facilities, multimodal transportation, housing, and public art.

Please see the memo to City Council and accompanying technical reports for details: [https://www-static.bouldercolorado.gov/docs/Development\\_Fees\\_Final\\_Memo\\_Posted\\_to\\_CC\\_website-1-201604070834.pdf](https://www-static.bouldercolorado.gov/docs/Development_Fees_Final_Memo_Posted_to_CC_website-1-201604070834.pdf)  
Pages 7-12 focus on the transportation related development impact fee information, with the technical reports provided as Attachments D-F, pages 120-196. This information will be discussed with City Council at the upcoming Study Session on April 12. More information is also available on the city's website: <https://bouldercolorado.gov/plan-develop/development-impact-fees-excise-taxes>

**II. QUESTIONS FOR TAB**

1. Does TAB have questions and/or feedback regarding the study of transportation related development impact fees and excise taxes, and next steps?

**III. BACKGROUND**

The City of Boulder is studying the fees and taxes it charges to ensure that new development pays its fair share for needed facilities and services. Development-related impact fees and excise taxes help the city build new facilities, purchase equipment such as fire trucks, develop multimodal transportation options, support affordable housing and pay for public art installations. The principle that "growth will be expected to pay its own way," as well as a fair share of the cost to offset the impact to existing infrastructure, is enshrined in the Boulder Valley Comprehensive Plan (BVCP). The city requires private developers to construct any city infrastructure that directly benefits their project, such as sewer and water mains, road improvements and multi-use paths.

The Transportation component of the Impact Fee Study has two primary objectives. The first is to assess new growth's fair share of capital improvements to mitigate growth's impacts on Boulder's multimodal transportation system. The estimation of new growth's fair share of capital infrastructure costs is then used to formulate impact fee or excise tax levels for different types of new residential and

commercial developments. The second objective is to analyze funding options to address on-going transportation operations and maintenance (O&M) costs of our multimodal transportation system.

The project team and the technical working group are focusing their work on the capital funding at this time since the goal is to update taxes and/ or add fees as part of the 2017 budget process. After the April 12 City Council Study Session, the project team will focus on the analysis of O&M options and public process as part of the city's 2016-17 work program.

To date, the project team has drafted three reports. The first is a report entitled, Legal Guidelines and Best Practices for Multimodal Transportation Funding Solutions. This report focuses on opportunities and limitations related to Colorado law and evaluates the ways to approach multimodal transportation funding for both capital improvements and continued operations.

The next two draft reports describe different approaches, an impact fee methodology and an excise tax methodology, based on a multimodal methodology for estimating the fair share of capital improvements related to new growth. Both analyses use a similar methodology, but the key difference is the range of planned projects that can be covered by the two approaches. The impact fee analysis is more constrained and includes capital projects under the Capital Improvement Program (CIP), while the excise tax analysis includes both the CIP and capital projects from the Transportation Master Plan (TMP) Action Plan Investment Program.

#### **IV. PUBLIC PROCESS**

To assist the city and its consultants in developing recommendations for the studies and potential fee or tax changes, the city organized a technical working group to provide input and feedback on the work products being prepared for different components of the project. Members of the group were selected to represent a diverse group of stakeholders in the community. Members of the community are welcome to attend and observe the working group's meetings. The next meeting is scheduled for May 9, 2016.

#### **V. NEXT STEPS**

The purpose of the April 12 Study Session is to review these technical reports with City Council and seek feedback to incorporate into the next steps of the analysis and policy discussions.

The next phase of the transportation component of the impact fee study will cover further data refinement and methodology to help set the broader context for discussing options and policy choices regarding the appropriate fee levels to consider for Boulder. This information will be discussed with the working group and then with council at the next study session scheduled for June 14, 2016. Staff will bring this information to TAB at the June 13 Board meeting.

Additionally, the project team and the working group will begin working on the O&M component after the April Study Session with Council. It is anticipated that that O&M side will continue into 2017 given its city-wide impact and the necessary public process and outreach.

#### **ATTACHMENTS**

Attachment A: Memo for April 12, 2016 City Council Study Session, with accompanying technical reports.

[https://www-static.bouldercolorado.gov/docs/Development\\_Fees\\_Final\\_Memo\\_Posted\\_to\\_CC\\_website-1-201604070834.pdf](https://www-static.bouldercolorado.gov/docs/Development_Fees_Final_Memo_Posted_to_CC_website-1-201604070834.pdf)